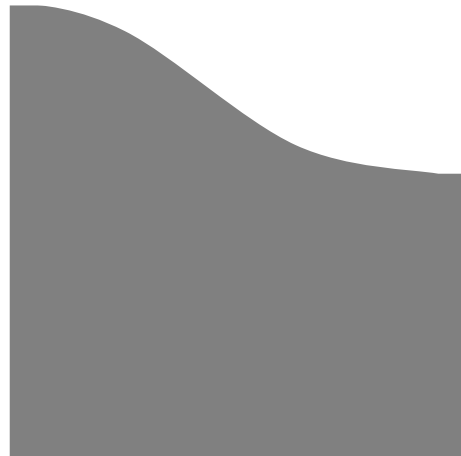


# Local Development Framework for Pendle

Evidence Base



## Housing Land Monitoring Report



2009 / 2010



Adopted: 19<sup>th</sup> August 2010  
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# PENDLE HOUSING LAND MONITORING REPORT 2009-10

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## 1.0 Introduction

- 1.1 This report presents the results of the monitoring of housing land in Pendle for the period 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010 (the 2009-10 monitoring period). It forms an important part of the evidence base for the Pendle Local Development Framework (LDF). The LDF is a series of planning policy documents that will outline the spatial planning strategy for Pendle and eventually replace the Local Plan.
- 1.2 The report lists all sites in Pendle that have been granted planning permission for housing, which have either not yet been started or remain incomplete. These sites represent the amount of **available** housing land within the Borough i.e. land that is currently available for development for housing purposes.
- 1.3 The report also lists all new housing developments that were **completed** within the 2009-10 monitoring period. Together with historical completions data from previous surveys these figures are assessed against the housing requirement for Pendle. This requirement was set out in the North West Regional Spatial Strategy (RSS), however, the Government announced the revocation of RSSs on the 6<sup>th</sup> July 2010. This means that future housing delivery will be assessed against locally set targets. The mechanism for setting these local housing figures is yet to be determined.

**SITE PLANS** for the available sites and completed sites listed in this report are contained in Appendices 4 and 5 respectively. However, due to the large number of sites, these appendices are not attached to the report. Paper copies are available on request for an additional charge of £20.

## 2.0 Background

- 2.1 Local Development Framework Monitoring: A Good Practice Guide (CLG, March 2005) states that 'survey, monitoring and review are crucial to the successful delivery of local development frameworks. A systematic and dynamic monitoring system will help authorities understand the wider social, environmental and economic issues affecting their areas and the key drivers of spatial change' (para 3.1).
- 2.2 Monitoring helps to maintain an adequate supply of housing land in the Borough. The housing requirements figures for Pendle, as set out in RSS Policy L4: Regional Housing Provision, will still be used for analysis in this monitoring report but it is acknowledged that these figures will be replaced by local housing numbers in subsequent reports. Monitoring progress against these targets helps to identify any requirement for new housing land and to successfully manage the release of this land.
- 2.3 This is the seventh edition of Pendle Council's Housing Land Monitoring Report (HLMR) since the start of the RSS plan period (2003). It forms an important part of the evidence base for new planning policy and the LDF.
- 2.4 Policy 17 of the Replacement Pendle Local Plan (2001-2016) makes reference to the annual Housing Land Monitoring Report (HLMR) as the findings are used to determine:
  - whether a policy of restraint should be enforced i.e. when the HLMR shows the Borough is in a position of oversupply only the stated exceptions to the policy are allowed; or
  - whether a policy allowing development should prevail i.e. when the HLMR shows the Borough is in a position of undersupply new housing land can be brought

forward provided it is in line with the sequential approach. The over/under supply position is considered in more detail in Section 7: Analysis.

- 2.4 The Council's Interim Housing Policy also makes reference to the HLMR using the findings to determine the stock of consents needed to deliver the housing targets. The results of the HLMR act as a trigger to review the Interim Housing Policy as they provide an indication of the effectiveness of the policy.

### 3.0 Methodology

- 3.1 The HLMR is based on information held in the Housing Land Availability Database. This database allows for the continuous updating of records for housing sites throughout Pendle.
- 3.2 The development of the Housing Land Availability Database has been guided by the monitoring requirements set at the national, regional, county and local level. Core Output Indicators and Local Indicators set in the Annual Monitoring Report have been used to determine the data which needs to be collected. These requirements change over time and new fields are added to the database to record any new information where necessary.
- 3.3 Each site granted planning permission for new housing in the 2009-10 monitoring period has been logged as a new record in the database. Preliminary information obtained from the planning application files, along with details such as site area and site density – based on a Geographic Information System (GIS) plot of each site – are then added.
- 3.4 Site visits are undertaken as soon as possible after the 1<sup>st</sup> April each year, in order to assess the status of each site on the database. One of the following status options is assigned to each site to indicate its current status.
- **Available** – no work has been started, or work remains incomplete;
  - **Complete** – the planning permission granted has been finished;
  - **Lapsed / Expired** – no work has been started and the expiration date for the permission has been exceeded.
- 3.5 All new sites approved during this monitoring period, along with those sites from previous surveys which remain 'available', are assessed. In this way the survey maintains an accurate (rolling) record of the current stock of permissions.
- 3.6 All completed sites are also listed in the report. Sites that are part complete remain 'available' but the completed units are counted in the completion totals. This allows an annual assessment of progress against land provision targets to be made.

### 4.0 Housing Land Availability Schedule (31<sup>st</sup> March 2010)

- 4.1 The updated Housing Land Availability Schedule at 31<sup>st</sup> March 2010 forms Appendix 1 to this report. The schedule represents the current position with regard to available housing land in Pendle. In this context housing land refers to land which has a 'live' planning permission for the development of new dwellings; this includes any proposals for holiday-lets, where no conditions restricting occupancy are included as part of the planning permission.

- 4.2 A dwelling is defined as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) are behind a single door, and only intended for the use of the occupier. Non-self contained household spaces at the same address are counted together as a single dwelling. A dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address. (RSS and LDF Core Output Indicators – Update 2/2008, CLG, 2008).
- 4.3 On 6<sup>th</sup> April 2010 a new Use Class (C4) was introduced for houses in multiple occupation. The introduction of this new Use Class means that people will need to apply for planning permission to allow a dwelling to be used by multiple occupants (e.g. student accommodation). However, the new Government has indicated that changes between a C3<sup>1</sup> and a C4<sup>2</sup> use will become permitted development.
- 4.4 As the new C4 Use Class only came into affect on 6<sup>th</sup> April 2010 it is not applicable to the 2009-10 monitoring period. In future years where new C4 dwellings would result in a net additional increase in housing numbers then these permissions will be monitored.
- 4.5 Appendix 1 lists all available sites (grouped alphabetically by settlement) along with the key information required for the reporting and analysis of housing data. This includes:
- **Site Ref.** – site reference number taken from the Housing Land Availability database. This field is included in the report as a unique site identifier, to enable quick referral back to the database record and any other relevant information.
  - **Site Name and Address** – site name and address taken from the planning decision notice.
  - **App. No.** – the planning application reference number assigned by Pendle Borough Council. This can be used with the online planning archive to view details of the application: (<http://bopdoccip.pendle.gov.uk/PlanApp/jsp/searchPlan.jsp>).
  - **Permission** – description of work to be undertaken, as detailed on the decision notice.
  - **Total No. of Units** – the total number of new dwelling units, taken from the decision notice.
  - **Total Com.** – the total number of new dwelling units completed on the site since planning permission was granted. This may include completions from previous monitoring periods.
  - **Total New Com.** – the total number of new dwelling units completed within the 2009-10 monitoring period. This is the figure used to calculate the total housing completions figure for 2009-10, when added to the completed sites figure as detailed in Appendix 2.
  - **Not Start.** – the total number of dwelling units granted planning permission where construction work has not yet started.
  - **Under Const.** – the total number of dwelling units granted planning permission where construction work has begun, but the units remain incomplete.
  - **Total Avail.** – the total number of dwelling units on the site classified as ‘available’ i.e. the total number of units not started and/or under construction.

<sup>1</sup> The Use Classes Order defines C3 as ‘dwelling-houses’ and includes a) covers use by a single person or a family, b) up to six people living together as a single household and receiving care, and c) allows for groups of people (up to six) living together as a single household (that do not fall into a C4 use) i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

<sup>2</sup> The Use Classes Order defines C4 as ‘houses in multiple-occupation (HMOs)’ small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

- **Area Avail. (ha)** – the total area, in hectares, left available on the site with planning permission for new housing. If the site is partially complete then a proportion of the total site area, relative to the total number of units completed is used.

4.6 Two additional data fields are provided for each site. These are shown in the bottom right hand corner of each site listing. The first identifies the **category of development**. The different categories are presented in Table 4a below. The second shows the **expiry date** of the planning permission. Where a site remains listed on the availability schedule, but the expiry date has been exceeded, this reflects the fact that planning regulations permit a permission to stay open provided that work has been started.

**Table 4A – Category of development**

Category	Description
Windfall : Outline permission	Sites where outline planning permission has been granted on land not allocated in the Local Plan for housing purposes.
Windfall : Full permission	Sites where full planning permission has been granted on land not allocated in the Local Plan for housing purposes.
Windfall : Reserved Matters	Sites where planning permission for reserved matters has been granted on land not allocated in the Local Plan for housing purposes.
Windfall : Amended scheme	Sites where planning permission for an amended scheme has been granted on land not allocated in the Local Plan for housing purposes.
Allocated : Outline permission	Sites where outline planning permission has been granted on land allocated for housing purposes either in the current or a previous adopted Local Plan.
Allocated : Full permission	Sites where full planning permission has been granted on land allocated for housing purposes either in the current or a previous adopted Local Plan.
Changes of use / Conversion	Sites where planning permission has been granted to either change the use of a building for residential use, or convert a building from a previous use to housing with the exceptions of sub-divisions of existing dwellings and agricultural barn conversions.
Conversion of existing dwelling (sub-division)	Sites where planning permission has been granted to create additional dwelling(s) from an existing dwelling (e.g. subdivision of a house to flats).
Barn conversions	Sites where planning permission has been granted to convert an agricultural barn to residential use.

- 4.7 The specific type of housing (detached, semi-detached, terraced/townhouse, flat, other) and the number of bedrooms have been monitored for the first time this year (2009-10). This information is used to see if the requirements of the Interim Housing Policy (2009) are being met in terms of providing a better mix of dwelling types and sizes. It will also help to inform future reviews of the Strategic Housing Market Assessment.
- 4.8 An analysis of the findings from the updated Housing Land Availability Schedule can be found in Section 6 of this report.

## 5.0 Housing Land Completions Schedule (1<sup>st</sup> April 2009 – 31<sup>st</sup> March 2010)

- 5.1 All newly completed sites in the 2009-10 monitoring period are listed in Appendix 2. These, together with the completions listed in Appendix 1, provide the information required for the reporting and analysis of housing data. These sites were classed as complete following the site visits described in paragraph 3.4.
- 5.2 In Appendix 2 there are three additional fields to those included in the Housing Land Availability Schedule, explained in paragraph 4.4. These are:
- **Density (dph)** – the density of the housing development measured in the number of dwellings per hectare (dph).
  - **Dwelling type** – the type of housing developed on the site, either House/Bungalow, Flat/Maisonette or a Combination of the two. Additional details on the dwelling type and number of bedrooms are now recorded, however, these are considered separately and are not shown in this appendix.
  - **Classification** – the type of land that has been developed on; Greenfield, White Land, Brownfield (PDA) or Barn conversions (PDB). These are explained further in paragraph 6.21.
- 5.4 The list of sites within the Completions Schedule (Appendix 2) is again listed and grouped alphabetically by settlement. The results and analysis of the updated housing completion figures can be found in Section 6 of this report.

## 6.0 Results

### Availability Schedule

- 6.1 The monitoring of housing land is carried out in order to ensure that Pendle maintains an adequate supply of development land for new housing. The Housing Land Availability Schedule (Appendix 1) demonstrates that there are currently a total of **749 net units with planning permission**. This can be broken down into 694 units that have not been started, and 55 units that are currently under construction. A total area of **29.31 hectares** is classed as 'available' for housing.
- 6.2 Table 6A summarises the breakdown of available housing land figures by settlement, provided in Appendix 1. Site plans for all available sites are contained in Appendix 4 (available separately).

**Table 6A – Availability summary**

Settlement	Number of units			Area available (hectares)
	Not started	Under construction	Total available	
Barley	7	0	7	0.24
Barnoldswick	35	12	47	0.9
Barrowford	5	11	16	0.34
Blacko	1	3	4	0.10
Bracewell	0	0	0	0
Brierfield	113	4	117	2.59
Colne	252	11	263	10.4

Settlement	Number of units			Area available (hectares)
	Not started	Under construction	Total available	
Earby	15	3	18	0.4
Fence	11	0	11	0.28
Foulridge	7	2	9	0.18
Higham	26	0	26	0.52
Kelbrook	4	0	4	0.44
Laneshawbridge	0	1	1	0.09
Nelson	123	8	131	5.07
Newchurch	2	0	2	0.18
Reedley	64	0	64	6.10
Roughlee	0	0	0	0
Salterforth	7	0	7	0.32
Sough	1	0	1	0.05
Trawden	21	0	21	1.07
<b>TOTALS</b>	<b>694</b>	<b>55</b>	<b>749</b>	<b>29.31</b>

### New Permissions Granted in 2009-10

- 6.3 During the 2009-10 monitoring period a total of **70 net new dwellings** were approved, comprising 70 new dwellings and 0 losses.
- 6.4 The loss of dwellings can be due to:
- A site gaining full permission in this monitoring period at a lower density than predicted at the outline stage;
  - A resubmission of a proposal that reduces the number of units which were agreed in the original submission; or
  - New approvals for a loss of residential units through development (e.g. 2 flats into 1 house).
- 6.5 There have been no losses this year arising from any of the reasons given above. All the applications approved have resulted in additional dwellings to be added to the availability list.
- 6.6 The figure of 70 net new dwellings is lower than the figure of 110 net new dwellings recorded in the 2008-09 monitoring report. This is likely to be a result of the economic downturn with fewer applications for new housing being submitted and approved.

### Expiries

- 6.7 As part of the annual monitoring process it is important to identify those planning permissions where the expiry date has now passed and the permission has not been started. These permissions can no longer be taken-up and must be removed from the Housing Land Availability Schedule. During the 2009-10 monitoring period a total of 268 units have been removed from the schedule because the relevant planning permissions have expired. These expiries are listed in Appendix 3.



- 6.8 This number of expiries is much higher than those seen in previous years. It may be a reflection of the economic downturn with developers either unable or unwilling to implement permissions and the permission has therefore lapsed.

### **Clearance, Replacement and Unit Losses**

- 6.9 In order to calculate the net provision of new dwellings in the borough, consideration must also be given to clearance and replacement schemes and other permissions which involve the loss of a residential unit. This requirement was previously included in Policy L4 of the North West Regional Strategy (RSS). It indicated that the housing provision figures published by a local planning authority should be net of any clearance or replacement. It clarified that 'net of clearance replacement' ... "is to say they are net dwelling gains or the increase over and above the replacement of any dwellings lost through conversion to non-residential use or demolition".
- 6.10 Schemes which include proposals for the loss of dwellings, either through clearance/demolition or conversion to alternative uses, have been included on the availability and completions schedules in this monitoring report. This is to ensure that the recorded number of available and completed dwellings takes account of unit losses. Prior to the 2008-09 monitoring report Housing Market Renewal (HMR) clearance and replacement schemes were considered separately, however, this did not accurately portray how many dwellings were available in the Borough. Since 2008-09 these schemes have been included the schedules reflecting the net position in terms of housing supply.
- 6.11 As part of the HMR programme there are a number of sites in Pendle where there are proposals for clearance and replacement. Some schemes are being progressed through development briefs and planning applications and some through a more comprehensive process involving the preparation of Area Action Plans.
- 6.12 In order to assist the transparent reporting of housing numbers it is important to provide a summary of the HMR schemes to help show how they impact on the housing numbers.
- 6.13 To date a total of **222 dwellings** have been cleared at sites in Brierfield, Nelson and Colne as part of the HMR programme. A further 111 dwellings are scheduled for demolition as part of the programme bringing the total number of cleared dwellings to 333. Table 6B indicates that planning permission has been granted to create 173 new dwellings on some of these cleared sites. There are also proposals for a further 43 dwellings, but these have yet to gain planning permission. This brings the planned number of replacement dwellings to 216.
- 6.14 Overall the clearance and replacement schemes will result in a net loss of 117 dwellings once all the replacement dwellings have been developed. This loss needs to be factored into the housing supply figures.

**Table 6B – Clearance and replacement summary**

Location	Application Ref.	Number of dwellings				
		Clearance			Replacement <sup>1</sup>	Net (new)
		Total	To date	Balance		
Bright Street COLNE	(Outline planning permission 13/05/0831P has expired)	34	34	0	0	-34
BR039 Land off Clitheroe Road BRIERFIELD	Reserved Matters: 13/07/0910P	101	94	7	85	- 16
BR038 Land at King Street BRIERFIELD	Reserved Matters: 13/07/0911P	35	35	0	16	- 19
NN061 Whitefield NELSON	Outline: 13/07/0289P	32	0	32	72	+40
NN003C Bradley Clearance Area Giles Street NELSON	N/A	108	44	64	35	-73
NN004C Bradley Clearance Area Cooper Street NELSON	N/A	15	15	0	8	-7
Bradley Clearance Area Cliffe Street NELSON	N/A	8	0	8	0	-8
<b>TOTALS</b>		<b>333</b>	<b>222</b>	<b>111</b>	<b>216</b>	<b>-117</b>

<sup>1</sup> Sites with planning permission and proposals.

### Completions Schedule

- 6.15 The Housing Land Availability Schedule (Appendix 1) shows that, largely as a result of clearance associated with the HMR programme in Brierfield, Nelson and Colne, a total of **minus 31 net completions** have been recorded on sites where the planning permission is still active i.e. on sites that are still deemed to be available. The Completions Schedule (Appendix 2) shows that there have been a total of **minus 36 net completions** on sites where the planning permission has been fully implemented. As a result a total of **minus 67 net dwellings** has been recorded for this monitoring period. Table 6C shows that this figure is made up of **29 gross new dwellings completed** (Column 2 + Column 4) combined with **96 dwelling losses** (Column 3 + Column 5) as a result of clearance, conversion or change of use.
- 6.16 Table 6C provides a further breakdown of housing completions and losses by settlement, summarising the figures included in Appendices 1 and 2. (Some of the losses are not recorded in Appendix 1 or 2, as they are taken from the Employment and Retail Land Monitoring Reports). Site plans for all the completed sites are provided in Appendix 5.

**Table 6C – Completions summary**

Settlement	Completion of dwellings in 2009-10						
	Appendix 1		Appendix 2		Totals		
	New	Losses	New	Losses	Gross New	Gross Losses	Net gain / loss
Barley	0	0	0	0	0	0	0
Barnoldswick	0	0	7	0	7	0	7
Barrowford	0	0	1	0	1	0	1
Blacko	0	0	0	0	0	0	0
Bracewell	0	0	0	0	0	0	0
Brierfield	0	-40	0	0	0	-40	-40
Colne	0	0	3	-4	3	-4	-1
Earby	0	0	0	0	0	0	0
Fence	0	0	0	0	0	0	0
Foulridge	0	0	0	0	0	0	0
Higham	7	0	0	0	7	0	7
Kelbrook	0	0	1	0	1	0	1
Laneshawbridge	0	0	0	0	0	0	0
Nelson	2	0	7	-52	9	-52	-42
Newchurch	0	0	0	0	0	0	0
Reedley	0	0	0	0	0	0	0
Roughlee	0	0	1	0	1	0	1
Salterforth	0	0	0	0	0	0	0
Trawden	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>9</b>	<b>-40</b>	<b>20</b>	<b>-56</b>	<b>29</b>	<b>-96</b>	<b>-67</b>

**Completions – Losses of Dwellings**

- 6.17 Annual monitoring of new housing, employment, retail and leisure completions reveals that **one dwelling** has been lost through development:
- 1 at 54 Manchester Road, Nelson 13/09/0460P (Change of use from shop and flat to Credit Union Office (A2)).
- 6.18 **Five dwellings** have been demolished due to development:
- 4 as part of the Sainsbury's development in Colne; and
  - 1 at the Marsden Cottage site in Brierfield 13/10/0074P.
- 6.19 **90 dwellings** have been demolished as part of HMR projects:
- 39 dwellings as part of the Brierfield Canal Corridor project, Clitheroe Road, Brierfield (13/07/0910P) and
  - 51 dwellings in the Bradley Area Action Plan area, Nelson on Cooper Street (15), Queen Street (7), Giles Street (10), Elm Street (10), Beech Street (5) and Bankhouse Road (4).
- 6.20 It is important that losses are recorded and factored into the housing supply figures.

## Completions – Previously Developed Land

- 6.21 As part of the government's aim to use land more effectively it is important to monitor the amount of new housing being provided on previously developed land. The following definitions are used to categorise each site:
- a greenfield site is one which has never been developed;
  - a brownfield site (or previously developed land) is one that is, or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (Annex B, PPS3);
- 6.22 The Government reissued PPS3 in June 2010 with an amended definition of Previously Developed Land (PDL). The definition now excludes private gardens from the definition of PDL. This change in definition has no bearing on the findings in this monitoring year (2009-10), however in the next monitoring period (2010-11) this change in definition will need to be taken into account when determining the type of land which has been granted planning permission.
- 6.23 The Government sets the national target for development on Previously Developed Land (Brownfield) land at 60% in PPS3. PPDL includes the re-use or conversion of buildings, excluding barn conversions (as they are agricultural buildings). The RSS set Pendle a target of 65%, which applied as an average figure for all new completions during the relevant period (in this case the RSS period 2003-2021). The findings in this monitoring period will be analysed against these targets. However, with the revocation of the RSS, new locally set PDL targets will need to be formulated for next year's monitoring report.
- 6.24 Table 6D shows the percentage split between Greenfield and Brownfield land. Of the 29 gross new dwellings completed in this monitoring period, 26 are classified as being on brownfield land. This demonstrates a 89.7% build rate on PDL. This can be compared to previous figures of 82.4% (2008-09), 81.1% (2007-08), and 70.8% (2006-07).
- 6.25 Any comparison with previous years should be treated with some caution due to the lower number of completions this year. But the current rate of development on PDL in Pendle is the highest recorded. It is much higher than the national (or previous regional) targets and indicates good performance.

**Table 6D – Previously developed land (gross completions)**

	Greenfield	Brownfield (PDA)	Barn Conversion (PDB)	Total
No. of units	2	26	1	29
% of total	6.90	89.65	3.45	100

- 6.26 Analysis of past trends indicates that since the start of the RSS plan period (2003) 76.6% of all new housing development in Pendle has been on PDL. This is well above the national indicative target set in PPS3.

## Completions – Housing Densities

- 6.27 National planning policy guidance (PPS3) encourages new housing developments to make efficient use of land. However, in the recently reissued PPS3 (June 2010) the national indicative minimum density requirement of 30 dwellings per hectare (dph) has

been removed. Local authorities are encouraged to set a range of different development densities for housing across their area. Policy 20 in the Replacement Pendle Local Plan (2001-2016) sets out the circumstances where different densities may be appropriate.

- 6.28 The Local Plan will be replaced by the Pendle Local Development Framework and this will set out new density requirements in the appropriate Development Plan Document (DPD). Until such time, Policy 20 and guidance in PPS3 will continue to inform decisions on the density of new housing developments. This may mean that lower density developments will come forward in the future.
- 6.29 The average density for all fully completed sites in this monitoring period is **56.3 dwellings per hectare** (dph). This compares to figures of 68.8dph (2008-09), 60.3dph (2007-08) and 44.6dph (2006-07).
- 6.30 This average density figure is lower than that recorded for the last two years. This may be explained by the types of development coming forward. The majority of developments have been conversions, which are typically high density. There have also been some single new build developments, completed at a lower density, which have brought the average figure down. Furthermore only 18 sites have been fully completed and this has probably had some bearing on the overall density figure.
- 6.31 The average density of new build housing only (i.e. excluding all forms of conversion) is **19.3 dwellings per hectare**.

### **Completions – Housing Types**

- 6.32 A mix of different housing types and sizes is important to help establish socially inclusive communities and to keep the local housing market buoyant. New dwellings are categorised into two groups: i) house/bungalow or ii) flat/maisonette.
- 6.33 Of the 29 gross new completions, **17% were flats or maisonettes** (5 dwellings). This compares to figures of 26% (2008-09), 36% (2007-08) and 10% (2006-07). This indicates that the rate of flat building has decreased again during 2009-10, when compared to the previous two years, and now represents less than 1 in 5 of all new dwelling units completed. In terms of **houses or bungalows** 83% of the gross completions were classified under this type (24 dwellings).
- 6.34 For the first time more detailed information has been recorded about the type and size of each dwelling on the completion schedule. The number of detached, semi-detached, terraced houses and flats has been recorded along with the number of bedrooms in each dwelling. This information helps to show whether an appropriate mix of type and sizes of accommodation is being provided.
- 6.35 Table 6E shows the number of different dwelling types and size of dwelling completed in the 2009-10 monitoring period.

**Table 6E – Type and sizes (gross completions)**

House Type	Number of bedrooms				Totals
	1	2	3	4+	
Detached	1	1	2	3	7
Semi-detached	0	0	2	0	2
Terraced / Townhouse	1	3	6	3	13
Flat	0	5	0	0	5
Other (including Bugalows)	0	0	2	0	2
<b>Totals</b>	<b>2</b>	<b>9</b>	<b>12</b>	<b>6</b>	<b>29</b>

- 6.36 The findings show that nearly half of all the dwellings developed in 2009-10 were terraced or townhouse properties. In terms of the size of dwellings provided nearly half were three bedroom properties and almost one-third were two bedroom properties.
- 6.37 When compared with the needs of the area, as highlighted in the Burnley and Pendle Strategic Housing Market Assessment (SHMA), there are some positive signs in terms of size with more three bedroomed properties being built. However, the high number of terraced properties and two bedroomed properties provided does not help to diversify the mix of housing in the borough.
- 6.38 The Interim Housing Policy aims to encourage a better mix of types and sizes of new dwellings. Future monitoring will show whether this policy is being employed effectively to help to diversify the housing stock.

### **Completions – Affordable Housing**

- 6.39 The provision of affordable housing is a growing issue across the country. PPS3 requires local authorities to set an overall target for the amount of affordable housing to be provided in their area. This target should be derived from information contained in an up-to-date Strategic Housing Market Assessment (SHMA).
- 6.40 The Burnley and Pendle SHMA was adopted by Pendle Council on 22<sup>nd</sup> May 2008 and highlights the local need for affordable housing. The SHMA concludes that (subject to viability considerations) an affordable housing target in the order of 45% on developments of 15 or more dwellings would be justified.
- 6.41 This target is based on a balanced housing market assessment, which indicates that Pendle should provide 275 dwellings per annum, of which 148 should be affordable. The 275 target is nearly one-third higher than the annual requirement for Pendle as set out in the RSS. However, the SHMA considers that this higher target is required if a sufficient amount of affordable housing is to be delivered.
- 6.42 Additional viability work has been carried out to assess whether the affordable housing target identified in the SHMA is a realistic target. The Affordable Housing Site Viability Study (AHSVS), prepared by Fordham Research on behalf of Burnley and Pendle Councils, concluded that in the current economic climate (2009) only certain rural sites would be viable if an element of affordable housing was required and that this would be at a lower target of between 10-20%. The study indicated that at the present time it would not be viable to require an affordable housing target of 45% on any site.

- 6.43 The provision of affordable housing remains a key issue to be addressed. The LDF will need to include policies which set targets for the provision of affordable housing and take account of the economic viability of sites.
- 6.44 As these targets are introduced it will become increasingly important to monitor the number of affordable housing schemes in the borough. As part of Pendle's annual housing land monitoring process, affordable housing schemes have been monitored since the start of the RSS plan period (i.e. since 2003). In this seven year period only one new build affordable dwelling has been completed. Affordable housing has been created through the acquisition of properties by RSLs (Registered Social Landlords). In some instances these have been new build properties. However, the monitoring of these new affordable dwellings is outside the remit of the housing land monitoring process. The Council's housing department has the responsibility of monitoring affordable housing acquisitions.
- 6.45 In the 2009-10 monitoring period two schemes comprising of a total of 15 affordable units were granted permissions. Although this is still a relatively low number of dwellings it represents a considerable improvement on previous years.
- 6.46 The general lack of affordable schemes coming forward shows poor performance against the local affordable housing needs targets identified in the SHMA. The recently adopted Interim Housing Policy includes a policy on affordable housing and sets out the circumstances in which affordable housing should be provided. This should help to increase the number of affordable dwellings being granted permission.

### **Completions – Specialist Accommodation**

- 6.47 The provision of specialist accommodation is also an important issue in the Borough. To help ensure that the right needs are being met in the right locations it is important to monitor the different types of specialist accommodation which are being built.
- 6.48 The types of specialist housing that are monitored include: accommodation for agricultural or forestry workers, specific adapted housing for people with a disability, accommodation for the elderly, young people or the homeless, and live/work units.
- 6.49 In previous monitoring periods specialist accommodation was not specifically identified as a separate type of residential development. In the 2009-10 monitoring period, where permission has been granted for specialist accommodation, the type has been recorded. This information will be used to show whether the needs highlighted in the SHMA are being met.
- 6.50 Table 6F shows the number of dwellings completed in the 2009-10 monitoring period, which were for a specific specialist need. It shows that in 2009-10 there were only two specialist dwellings completed and these were both for agricultural workers. However, permission has been granted for 15 flats for young people as part of the Bradley Hub scheme (13/09/0229P) and the permission at the Lucas Playing Field site (13/08/0558P) includes provision for 8 live/work units. Future monitoring will show whether these schemes are implemented and if other specialist housing comes forward.

**Table 6F – Specialist accommodation (gross completions)**

Type of need / dwelling:	Number of dwellings completed in 2009-10
Agricultural workers	2
Forestry workers	0
Adapted housing for people with a disability	0
Specialist accommodation for the elderly	0
Accommodation for young people	0
Accommodation for homeless families and individuals	0
Live / work units	0
<b>Total</b>	<b>2</b>

## 7.0 Analysis

### The Interim Housing Policy and Replacement Pendle Local Plan (2001-2016): Policy 17 position

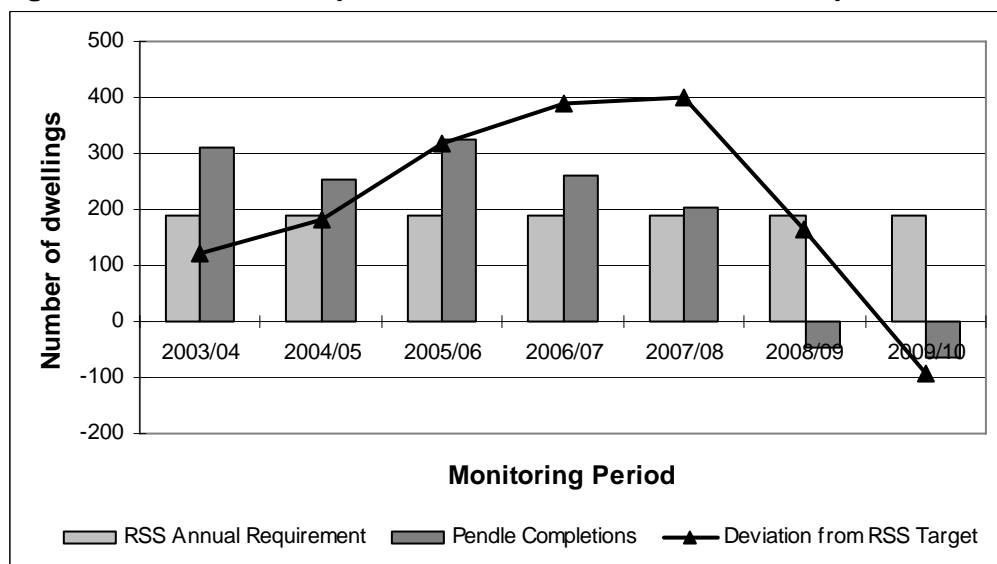
- 7.1 A key part of the monitoring process is to assess the level of new housing completions and the number of outstanding permissions available, against the annual and total housing requirement figures. The housing requirement figures were set out in the Regional Spatial Strategy (RSS). However, the Government has recently revoked all RSSs (July 2010). This means that officially the RSS housing targets for Pendle have been removed, but until they are replaced by locally set targets, and for the purposes of this monitoring report it is still pertinent to provide some analysis against these figures. In the future monitoring will be undertaken against the new, locally set figures.
- 7.2 Policy 17 of the Replacement Pendle Local Plan (2001-2016) requires a stock of four years worth of planning permissions to be available to bring forward sufficient housing to meet the annual provision rate (previously set in the RSS at 190 dwellings). This four-year figure is based on an assessment of past completion rates. Following last year's monitoring report the Council adopted an Interim Housing Policy, which revised some of the requirements of Policy 17. One of the revisions was to increase the number of years worth of consents needed to satisfy the annual housing requirement. The Interim Housing Policy increased the figure from four to six years to take account of two key factors;
- the analysis of past completion rates (the Council's Completion Projection Model) indicated that a larger stock of consents was needed in order to satisfy the completion rate; and
  - the economic down turn had a severe impact of the number of new dwellings being completed.
- 7.3 An annual assessment is made after each monitoring period to determine whether the existing stock of planning permissions is sufficient to meet the six year requirement. This is done by reviewing the total stock of existing planning permissions against the adjusted annual housing requirement, taking into account any over or under supply.
- 7.4 The housing requirements for Pendle were set in the RSS. It stated that 3,420 dwellings should be provided in Pendle over the lifetime of the plan (2003-2021), which equates to an average of 190 dwellings per annum.



- 7.5 Between 2003-04 and 2008-09 the total completions in Pendle equalled 1,304 dwellings. This represents an oversupply of 164 dwellings above the total requirement at this point in time ( $190 \times 6 = 1,140$  dwellings).
- 7.6 However, the **net loss of 67 dwellings** during the 2009-10 monitoring period has meant that there is now an under supply of 93 dwellings against the total requirement (total provision = 1,237, total requirement = 1,330 ( $190 \times 7$ )).
- 7.7 Table 7A demonstrates past completion rates and the cumulative deviation from the RSS requirement since the start of the RSS monitoring period. It shows that because of the large number of unit losses in this monitoring period (2009-10) and the smaller number of gross completions, compared to other monitoring periods, the oversupply situation seen in previous monitoring periods has now moved to an undersupply position. The deviation from the RSS target in Pendle is now negative for the first time during the RSS period. Pendle is now approximately six months behind where it should be in terms of housing delivery.

**Table 7A – Annual completions and deviation from RSS requirement**

Year	RSS annual requirement	Pendle (net) completions	Annual deviation	Cumulative deviation
2003-04	190	311	+ 121	121
2004-05	190	252	+ 62	183
2005-06	190	325	+ 135	318
2006-07	190	260	+ 70	388
2007-08	190	202	+ 12	400
2008-09	190	- 46	-236	164
2009-10	190	-67	-257	-93
<b>Totals</b>	<b>1,330</b>	<b>1,237</b>	<b>-93</b>	<b>-93</b>

**Figure 7A – Annual completions and deviation from RSS requirement**

- 7.8 Although Pendle is now in an undersupply position in terms of completions, Table 6A and Appendix 1, show that there are still a further 749 units with planning permission that may come forward to completion – “the current stock of permissions”. The adjusted annual requirement for Pendle up to 2021 is now **198 units per annum**,

based on a residual requirement of 2,183 dwellings over the next 11 years (i.e. to 2021).

- 7.9 A stock of four-years worth of planning permissions (as required by Policy 17) is equal to 792 dwellings (198 x 4 i.e. the adjusted annual requirement times by four). A stock of 6 years worth of planning permissions (required by the Interim Housing Policy) is equal to 1,188 dwellings (198 x 6 i.e. the adjusted annual requirement times by six). The stock of units with planning permission (749) is now insufficient to meet the adjusted annual requirement (198). Pendle is in a position of undersupply in terms of the number of available permissions needed to deliver one years worth of completions.
- 7.10 The completions and available supply recorded in this monitoring period have been analysed using the Council's Completion Projection Model. However, the very low number of gross completions means that the model does not provide a realistic estimate of the stock of consents needed to deliver the annual requirement. On this basis it is considered reasonable to continue to require a six year stock of consents to be available in order to ensure the delivery of the annual housing requirement.
- 7.11 Based on the information above, Table 7B summarises the new position with regards to the housing land supply.

**Table 7B – Updated housing supply position**

Adjusted annual requirement	198
Six year supply (6 x 198)	1,188
Stock of available planning permissions	749
Residual requirement	439

- 7.12 Table 7B indicates that the current stock of available planning consents (749) is lower than the six year supply (1,188). This means that proposals for new dwellings will continue to be considered in line with the Interim Housing Policy and points 17.1 and 17.2 of Policy 17 of the Replacement Pendle Local Plan. In order to ensure that there is a sufficient stock of consents to meet the annual housing requirement a further 439 dwellings could be granted planning permission. The monitoring of housing land will continue to provide a check on the progress of those sites with planning permission for residential development. If the monitoring data indicates that a significant oversupply of dwellings is building up then restrictions to the granting of new planning permissions will again be considered.

## 8.0 Conclusions

- 8.1 The revocation of Regional Spatial Strategies means that the housing requirements set for Pendle at the regional level have also been removed. Monitoring against these targets will therefore cease in subsequent monitoring reports. New locally set housing figures will be established over the next year. However, in this monitoring report it is considered that some analysis against the RSS targets is necessary to give some context on performance this year as the local targets are not yet set.
- 8.2 During the 2009-10 monitoring period 29 new dwellings (gross) have been built. Over the same period, as a result of demolitions, conversions and changes of use, 96 dwellings have been lost. This gives a net completion figure of minus 67 dwellings.
- 8.3 Net completions to date since the start of the RSS period, total 1,237 dwellings. This is 93 fewer dwellings than required by the RSS (i.e. 1,330 dwellings) at this point in

time. The adjusted annual requirement over the remaining period of the RSS (2010 - 2021) is, therefore, 198 dwellings per annum.

- 8.4 There are 749 dwellings with planning permission that are classified as being available. This is less than the 1,188 dwellings required to meet the six year stock of permissions (i.e. 6x198) in line with the Interim Housing Policy. It is also less than the required four year stock of permissions (i.e. 4x198) that is outlined in Policy 17 of the Replacement Pendle Local Plan (2001-2016). This indicates that Pendle is now in a position of undersupply both in terms of the number of completions and the amount of land available to deliver the housing requirement.
- 8.5 This analysis is likely to change significantly as the planning system enters another period of flux. The information in this report will be used to help update and review a number of other planning policy documents such as the Strategic Housing Land Availability Schedule (SHLAA), the Interim Housing Policy and the Five Year land supply.



## **APPENDIX 1**

### **AVAILABILITY SCHEDULE (31<sup>st</sup> March 2010)**

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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BY007 Filter House	13/09/0483 Full: Conversion of former water board filter house to 7 dwellings, with parking and landscaping and demolition of the rear extension.	7	0	0	7	0	7	0.239
Barley Green		Change of Use / Conversion Expires: 13/01/2013						

7      0      0      7      0      7      0.24

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
<b>Barnoldswick</b>										
BK010	Coates Wharfe  Skipton Road	13/07/0292	Full: Erect three 2 storey townhouses and four 2 storey apartments (all with bedroom in roof space) and group of four garages.	7	0	0	0	7	7	0.219
							Windfall - Full Permission Expires: 18/06/2010			
BK041	13 Wellhouse Road  Wellhouse Road	13/09/0226	Full: Change of use of dwelling house to three apartments (Re-Submission).	3	0	0	3	0	3	0.011
							Change of Use / Conversion Expires: 30/06/2012			
BK045	Land at Kirkstall Drive  Kirkstall Drive	13/05/0105	Erection of 6 two-storey houses in three blocks	6	0	0	6	0	6	0.106
							Windfall - Reserved Matters Expires: 08/06/2010			
BK055	Westfield Mill  Carr Road	13/04/0590	Erect 53 dwellings on site of mill (NOTE incorrect counting in 07/08 amended in 08/09)	53	36	0	12	5	17	0.398
							Windfall - Full Permission Expires: 21/10/2009			
BK069	B Preston Joinery Works  Bank Street	13/08/0467	Demolition of existing joiners workshop and erection of 3 no dwellings with off street parking	3	0	0	3	0	3	0.034
							Windfall - Full Permission Expires: 09/10/2011			
BK070	9 Church Street  Church Street	13/08/0001	Full: Change of use above retail shop to form 2 flats	2	0	0	2	0	2	0.007
							Change of Use / Conversion Expires: 26/02/2011			
BK073	1  Brook Street	13/08/0706	Change of use from office to self-contained flat and alterations to the front elevation	1	0	0	1	0	1	0.004
							Change of Use / Conversion Expires: 30/01/2012			
BK074	5  Back Cooperative Street	13/09/0564	Full: Change of use of first floor storage area to a flat, enlargement of a window and installation of a juliet balcony.	1	0	0	1	0	1	0.009
							Change of Use / Conversion Expires: 15/02/2013			
BK076	Land at corner of  Sussex Street / Back Essex Street	13/09/0477	Full: Erection of a detached three bedroom dwelling house and detached garage.	1	0	0	1	0	1	0.019
							Windfall - Full Permission Expires: 04/01/2013			

## ***Barnoldswick***

BK010	Coates Wharfe  Skipton Road	13/07/0292	Full: Erect three 2 storey townhouses and four 2 storey apartments (all with bedroom in roof space) and group of four garages.	7	0	0	0	7	7	0.219
								Windfall - Full Permission Expires: 18/06/2010		
BK041	13 Wellhouse Road  Wellhouse Road	13/09/0226	Full: Change of use of dwelling house to three apartments (Re-Submission).	3	0	0	3	0	3	0.011
								Change of Use / Conversion Expires: 30/06/2012		
BK045	Land at Kirkstall Drive  Kirkstall Drive	13/05/0105	Erection of 6 two-storey houses in three blocks	6	0	0	6	0	6	0.106
								Windfall - Reserved Matters Expires: 08/06/2010		
BK055	Westfield Mill  Carr Road	13/04/0590	Erect 53 dwellings on site of mill (NOTE incorrect counting in 07/08 amended in 08/09)	53	36	0	12	5	17	0.398
								Windfall - Full Permission Expires: 21/10/2009		
BK069	B Preston Joinery Works  Bank Street	13/08/0467	Demolition of existing joiners workshop and erection of 3 no dwellings with off street parking	3	0	0	3	0	3	0.034
								Windfall - Full Permission Expires: 09/10/2011		
BK070	9 Church Street  Church Street	13/08/0001	Full: Change of use above retail shop to form 2 flats	2	0	0	2	0	2	0.007
								Change of Use / Conversion Expires: 26/02/2011		
BK073	1  Brook Street	13/08/0706	Change of use from office to self-contained flat and alterations to the front elevation	1	0	0	1	0	1	0.004
								Change of Use / Conversion Expires: 30/01/2012		
BK074	5  Back Cooperative Street	13/09/0564	Full: Change of use of first floor storage area to a flat, enlargement of a window and installation of a juliet balcony.	1	0	0	1	0	1	0.009
								Change of Use / Conversion Expires: 15/02/2013		
BK076	Land at corner of  Sussex Street / Back Essex Street	13/09/0477	Full: Erection of a detached three bedroom dwelling house and detached garage.	1	0	0	1	0	1	0.019
								Windfall - Full Permission Expires: 04/01/2013		

## APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2010)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
BK077	Land at corner of  West Close Road & Gisburn Street	13/09/0566	Full: Erect 4 dwellings.	4	0	0	4	0	4	0.046
							Windfall - Full Permission Expires: 15/02/2013			
BK078	Land to rear of 2-4  Brogden View	13/09/0513	Outline: Erection of 2 No. semi-detached dwelling houses and garages (Access, Layout and Scale).	2	0	0	2	0	2	0.043
							Windfall - Outline Permission Expires: 18/02/2013			

*Totals for Barnoldswick* 83 36 0 35 12 47 0.9

### Barrowford

BD032	Vale Weavers Ltd  Caldervale	13/07/0816	Reserved Matters: Major: Erect twelve town houses and one duplex apartment.	13	0	0	4	9	13	0.185
							Windfall - Full Permission Expires: 07/11/2010			
BD034	Park Hill Farm  Gisburn Road	13/04/0818	Conversion of redundant barn to 2 dwellings	2	0	0	0	2	2	0.041
							Barn Conversion Expires: 10/01/2010			
BD046	Plot 8, 317  Gisburn Road	13/09/0397	Full: Erection of a detached dwelling house.	1	0	0	1	0	1	0.114
							Windfall - Full Permission Expires: 10/11/2012			

*Totals for Barrowford* 16 0 0 5 11 16 0.34



## APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2010)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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### Blacko

BO010	Brownley Park Farm  Gisburn Road	13/09/0509	Full: Extension of dwellinghouse into attached shippon, conversion of barn to separate dwelling and external alterations including the installation of eighteen roof lights, fifteen windows, two door openings and the erection of a dual	1	0	0	1	0	1	0.037
							Barn Conversion Expires: 13/01/2013			
BO017	Great Stone Edge Farm  Gisburn Road	13/07/0194	Full: Alterations to detached barn and shippons to convert to No 2 detached dwellings.	2	0	0	0	2	2	0.047
							Barn Conversion Expires: 10/05/2010			
BO018	Springfield Barn  Spout Houses	13/09/0123	Full: Convert barn to a single dwelling	1	0	0	0	1	1	0.019
							Barn Conversion Expires: 24/06/2012			

### Totals for Blacko

4      0      0      1      3      4      0.10

## APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2010)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
<b>Brierfield</b>										
BR020	Marsden Cottage  Higher Reedley Road	13/10/0074	Full: Erect 5 No. dwellings. (NOTE: 2 from previous application, 3 additions and 1 demolition - net additional dwellings on this site is 4).	10	4	-1	5	0	5	0.24
				Windfall - Full Permission Expires: 31/03/2013						
BR028	Land Adjacent to 170 Colne Road  Colne Road	13/03/0870	Erect 6 dwellings	6	0	0	3	3	6	0.109
				Windfall - Full Permission Expires: 18/03/2009						
BR037	Four Oaks  The Crescent	13/04/0003	Convert former care home to 4 flats and erect 6 detached houses	10	0	0	10	0	10	0.409
				Windfall - Full Permission Expires: 18/03/2009						
BR038	Land between Holden Road and King Street  King Street	13/07/0911	Reserved Matters: Major: Erect 10 detached houses at 2/3 storey split level and apartment block 6 units at 3 storeys at Holden Road.	16	0	-35	16	0	16	0.435
				Windfall - Full Permission Expires: 11/02/2010						
BR039	Land between Veevers Street & Canal Side Clitheroe Road	13/07/0910	Reserved Matters: Major: Erect 10 linked detached houses, 45 townhouses, apartment block 30 units at 3/4 storeys off Clitheroe Road	-16	-94	-4	78	0	78	1.287
				Windfall - Full Permission Expires: 11/02/2010						
BR044	101 Snowball Inn  Halifax Road	13/09/0450	Full: Change of use from a public house (A4) to a dwelling house (C3)	1	0	0	1	0	1	0.035
				Change of Use / Conversion Expires: 10/12/2012						
BR045	West View Acres  Kibble Grove	13/09/0176	Full: Erect 4 bedroom detached bungalow.	1	0	0	0	1	1	0.073
				Windfall - Full Permission Expires: 10/06/2012						

*Totals for Brierfield*

28   -90   -40   113   4   117   2.59

**APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2010)**

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
<b>Colne</b>										
CE069	Land at  North Street	13/07/0470	Full: Erection of two pairs of semi detached houses and garages. (Note: this is for four (4) dwellings!)	4	0	0	4	0	4	0.059
								Windfall - Full Permission Expires: 16/08/2010		
CE071	Nelson & Colne College  Barrowford Road	13/09/0110	Full: Major: Erection of 32, 4 bed detached dwellinghouses with associated roads, boundaries and landscaping.	56	0	0	54	2	56	7.125
								Windfall - Amended Scheme Expires: 20/05/2012		
CE073	Land at  Keighley Road / Standroyd Road	13/04/0482	Erection of 28 townhouses	28	12	0	11	5	16	0.357
								Windfall - Full Permission Expires: 13/09/2009		
CE078	Oak Mill  Skipton Road	13/05/0964	Erection of 18 houses and 18 apartments (plots 17 and 18 conditioned out) and conversion of mill building to form 24 apartments (13/04/0747)	58	0	0	58	0	58	0.782
								Windfall - Reserved Matters Expires: 17/11/2009		
CE080	Standroyd Mill  Cotton Tree Lane	13/08/0628	Major Full: convert 4 storey mill building to 8 flats and 6 townhouses and demolish office building and former weaving shed and erect 31 houses	45	0	0	45	0	45	1.094
								Change of Use / Conversion Expires: 09/01/2012		
CE087	Green Works  Knotts Lane	13/07/0748	Major: Full: Erect twenty three-bed townhouses; six two-bed apartments and form access road off Shed Street.	29	0	0	29	0	29	0.285
								Windfall - Full Permission Expires: 18/02/2011		
CE088	Simpsons Garage Site  Knotts Lane	13/07/0804	Full: Major: Erect two 3/4 storey apartment blocks to create 26 units (11 x 1 bed & 15 x 2 bed) with basement parking; form access road and estate road.	53	24	0	26	3	29	0.273
								Windfall - Full Permission Expires: 15/01/2011		
CE097	Blue Bell Cottage  Skipton Old Road	13/05/0180	Change of use of workshop and store to two holiday lets	2	0	0	2	0	2	0.128
								Change of Use / Conversion Expires: 05/05/2010		
CE104	Shackleton Hall  Church Street	13/07/0134	Major: Full: Convert to form 14 no. apartments on upper floors and refurbish shopfronts	14	0	0	14	0	14	0.077
								Change of Use / Conversion Expires: 27/06/2010		

## APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2010)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
CE105	Zion Joinery Works  Exchange Street	13/07/0168	Full: Convert first floor to four two-bed apartments with office space at ground floor and basement parking area	4	0	0	4	0	4	0.06
							Change of Use / Conversion Expires: 04/05/2010			
CE107	1 Richmond Court  Richmond Court	13/07/0352	Full: Convert first and second floors above shop to form two self-contained flats	2	0	0	2	0	2	0.013
							Change of Use / Conversion Expires: 05/07/2010			
CE114	Gadshill  Favourdale Road	13/08/0454	Erect two storey extension to side and convert into two dwellings	1	0	0	1	0	1	0.12
							existing dwelling (Sub Division) Expires: 08/09/2011			
CE115	Land to rear of 6  Claremont Street	13/09/0308	Full: Erection of a two storey dwellinghouse (amended scheme).	1	0	0	1	0	1	0.03
							Windfall - Amended Scheme Expires: 03/09/2012			
CE116	Citizens Advice Bureau 2  Duke Street	13/09/0050	Change of use from office to dwelling	1	0	0	1	0	1	0.011
							Change of Use / Conversion Expires: 10/03/2012			
CE118	26-28  Blucher Street	13/09/0473	Full: Change of use of butchers shop (A1) to single residential property(C3) with external alterations to front, side and rear.	1	0	0	0	1	1	0.012
							Change of Use / Conversion Expires: 08/12/2012			

*Totals for Colne*

299 36 0 252 11 263 10.4

## APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2010)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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### Earby

EY032	All Saints Church  Skipton Road	13/09/0358	Outline: Erection of 6 No Dwellinghouses and garages (Access, Layout and Scale).	6	0	0	6	0	6	0.262
							Windfall - Outline Permission Expires: 12/10/2012			
EY049	Office Block Wardle Storeys  School Lane	13/07/0625	Full: convert offices into four duplex apartments with parking; external alterations to fenestration.	4	0	0	4	0	4	0.05
							Windfall - Full Permission Expires: 10/10/2010			
EY050	Hartley Street Workshop  Hartley Street	13/08/0335	Change of use from joinery workshop to 3 dwellings. (NOTE: new application 13/09/0501P includes extension to third unit - see history)	3	0	0	0	3	3	0.027
							Change of Use / Conversion Expires: 04/09/2011			
EY051	Land at  Old Lane	13/08/0647	Full: Erection of 5 no affordable dwellings	5	0	0	5	0	5	0.064
							Windfall - Full Permission Expires: 18/05/2012			

#### Totals for Earby

18    0    0    15    3    18    0.40

### Fence

FE008	Wheatley Court  Wheatley Close	13/09/0032	Full; Major: Erect 10 houses (affordable) on site of Wheatley Court, Wheatley Close	10	0	0	10	0	10	0.231
							Windfall - Full Permission Expires: 11/12/2012			
FE011	503  Wheatley Lane Road	13/09/0363	Full: Erection of single dwellinghouse (Resubmission).	1	0	0	1	0	1	0.049
							Windfall - Full Permission Expires: 12/10/2012			

#### Totals for Fence

11    0    0    11    0    11    0.28

## APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2010)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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### Foulridge

FO020	Noyna Bottom Farm  Noyna Road	13/04/0663	Conversion of barn adjoining Noyna Bottom Farm to 1 dwelling	1	0	0	0	1	1	0.017
							Barn Conversion Expires: 07/10/2009			
FO021	Noyna End Farm  Moss Houses Road	13/05/0479	Remove lean-to's, attach two storey extension to barn and convert to dwelling	1	0	0	0	1	1	0.069
							Barn Conversion Expires: 15/08/2010			
FO025	Hole in the Wall  Towngate	13/09/0569	Full: Demolish public house and erection of a residential development comprising 3 dwellinghouses (10.6m high maximum) and 4 apartments in one block (9.6m high)	7	0	0	7	0	7	0.095
							Windfall - Full Permission Expires: 05/03/2013			
<b>Totals for Foulridge</b>				<b>9</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>2</b>	<b>9</b>	<b>0.18</b>

### Higham

HM008	Winchester Furniture Clover Croft Mill  Higham Hall Road	13/06/0116	Erect 15 units (apartments and houses) on mill site and 18 houses in three blocks on cleared land	33	7	7	26	0	26	0.522
							Windfall - Full Permission Expires: 12/05/2009			
<b>Totals for Higham</b>				<b>33</b>	<b>7</b>	<b>7</b>	<b>26</b>	<b>0</b>	<b>26</b>	<b>0.52</b>

### Kelbrook

KK011	Dotcliffe Yard  Dotcliffe Road	13/08/0678	Erection of three detached dwellings	3	0	0	3	0	3	0.152
							Windfall - Reserved Matters Expires: 06/03/2011			
KK015	Craven Heifer Hotel, 400  Colne Road	13/09/0348	Full: Change of use of 1st floor of public house and part of the ground floor of adjacent shop to a hotel with 9 bedrooms, extension of public house's kitchen into adjacent shop, associated external alterations, rear extraction flue	1	0	0	1	0	1	0.291
							Windfall - Full Permission Expires: 01/10/2012			
<b>Totals for Kelbrook</b>				<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0.44</b>

APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2010)

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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Laneshawbridge

LE008	Former Stable  Spring Grove	13/02/0300	Barn conversion	1	0	0	0	1	1	0.095
							Barn Conversion Expires: 10/09/2007			

Totals for Laneshawbridge 1 0 0 0 1 1 0.09

**APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2010)**

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
<b>Nelson</b>										
NN022	Land adj Fern Cottage  Off Marsden Hall Road South	13/07/0274	Full: Erect 4 pairs of semi-detached houses (Re-Submission)	8	6	2	0	2	2	0.051
							Windfall - Reserved Matters Expires: 03/07/2010			
NN033	Land at Former Garage Site  Marsden Hall Road	13/04/0925	Residential development of 30 apartments in 7 blocks ( Please note: numbers have changed from 31 to 30 as they were originally taken from application rather than decision notice).	30	0	0	28	2	30	0.494
							Windfall - Reserved Matters Expires: 25/02/2010			
NN046	Former Garage Site  Bradley Road East	13/10/0003	Full: Extend time limit for implementation of planning permission 13/04/0959P for erection of dwelling.	1	0	0	1	0	1	0.062
							Windfall - Full Permission Expires: 25/02/2013			
NN048	Land to rear of Great Marsden Hotel  Barkerhouse Road	13/07/0808	Major: (Reserved Matters) erect 20 houses - semi-detached and townhouses	20	0	0	20	0	20	0.541
							Windfall - Full Permission Expires: 05/02/2010			
NN061	Land Bounded by Canal Bank  Macleod Street, Manchester Road and Stanley Street	13/07/0289	Outline Major: Demolition 23 units, renovate & ext 139 dwellings, build 72 dwellings/flats. Landscaping & public open space. 756sqm retail/commercial (A1,A3,B1,B2). Construct heat & power plant/renewable energy technologies.	40	0	0	40	0	40	3.504
							Windfall - Outline Permission Expires: 20/08/2010			
NN062	45-47 Scotland Road  Scotland Road	13/07/0617	Full: Create four flats on first and second floors (2 x 1 bedroom and 2 x 2 bedroom); Part demolition and creation of new openings to rear elevation, new and modified openings to side elevation	4	0	0	4	0	4	0.024
							Change of Use / Conversion Expires: 04/10/2010			
NN064	20-26 Albert Street  Albert Street	13/07/0639	Full: Conversion of light industrial premises to form two residential units in Nos. 20 & 26 and light industry	2	0	0	2	0	2	0.03
							Change of Use / Conversion Expires: 08/10/2010			
NN065	El Tropicano Club  Hibson Road	13/07/0725	Full: Use premises as private dwellinghouse	1	0	0	1	0	1	0.08
							Change of Use / Conversion Expires: 05/11/2010			
NN069	Land adj 3 Proctor Close  Proctor Close	13/07/0717	Full: Erect two storey detached dwelling house (Amended Scheme)	1	0	0	1	0	1	0.051
							Windfall - Full Permission Expires: 08/11/2010			



**APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2010)**

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
NN070 33	Scotland Road	13/08/0336	Convert upper two floors into two self contained dwelling units	2	0	0	2	0	2	0.011
				Change of Use / Conversion Expires: 05/08/2011						
NN071 67	Larch Street	13/08/0388	Change of use from vacant club to 3 dwellings (For social rented and shared ownership)	3	0	0	0	3	3	0.032
				Change of Use / Conversion Expires: 22/08/2011						
NN072	Nelson Discount Furniture Cooper Street	13/08/0516	Convert retail showroom into 5 No dwelling houses	5	0	0	5	0	5	0.035
				Change of Use / Conversion Expires: 16/10/2011						
NN073 15	Stott Street	13/08/0199	Conversion of vacant former storage building to single dwelling house (No alterations)	1	0	0	0	1	1	0.006
				Change of Use / Conversion Expires: 19/05/2011						
NN078 81	Leeds Road	13/08/0471	Change of use of upper floor for residential	1	0	0	1	0	1	0.007
				Change of Use / Conversion Expires: 07/10/2012						
NN079 17A	Forest Street	13/10/0030	Full: Change of use from office to residential use.	1	0	0	1	0	1	0.005
				Change of Use / Conversion Expires: 01/03/2013						
NN080 3	Netherfield Road	13/09/0325	Full: Change of use from letting agency (A2) to 3 bedroom dwellinghouse (C3).	1	0	0	1	0	1	0.004
				Change of Use / Conversion Expires: 18/09/2012						
NN084 12	Cross Street	13/09/0145	Full: Change of use from office to dwelling.	1	0	0	1	0	1	0.007
				Change of Use / Conversion Expires: 26/05/2012						
NN085	Land at Nelson Youth Centre Leeds Road	13/09/0229	Full (Major): Erection of 3 storey supported accommodation comprising of 15 residential flats and 4 single emergency stay bedrooms for homeless young people ( including 10 short stay flats and 5 starter flats) along with	15	0	0	15	0	15	0.123
				Windfall - Full Permission Expires: 21/08/2012						

*Totals for Nelson*

137 6 2 123 8 131 5.07

**APPENDIX 1 - AVAILABILITY SCHEDULE (31st March 2010)**

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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***Newchurch-in-Pendle***

NH007	Lower Houses Farm  Haddings Lane	13/05/0488	Conversion of barn to two dwellings	2	0	0	2	0	2	0.179
							Barn Conversion Expires: 05/08/2010			

*Totals for Newchurch-in-Pendle*      2      0      0      2      0      2      0.18

***Reedley***

RY012	Lucas Sports Ground  Colne Road	13/08/0558	Full: Major: Erect 49 houses, 6 apartments, 8 live/work units, G.P surgery (267m2), childrens nursery (278m2), office space (588m2), retail space (145m2), football pitch, cricket pitch and club house (250m2) with	63	0	0	63	0	63	5.96
							Windfall - Full Permission Expires: 04/02/2012			

RY013	532  Colne Road	13/08/0572	Erect two storey dwelling house	1	0	0	1	0	1	0.143
							Windfall - Full Permission Expires: 07/01/2012			

*Totals for Reedley*      64      0      0      64      0      64      6.10

***Salterforth***

SH011	Higher Green Hill Farm Barn  Salterforth Lane	13/05/0363	Conversion of barn to three holiday cottages (NOTE: Applications for certificate of lawfulness approved to two of the holiday cottages (13/09/0432P) and the other holiday cottage (13/09/0571P).	3	1	0	2	0	2	0.058
							Barn Conversion Expires: 07/07/2010			

SH012	Former Silent Night Restaurant  Earby Road	13/08/0139	Change of use of former industrial building to form 5 dwellings with additional openings	5	0	0	5	0	5	0.265
							Change of Use / Conversion Expires: 07/05/2011			

*Totals for Salterforth*      8      1      0      7      0      7      0.32

Site Ref.	Site Name and Address	App. No.	Permission	Total No. of Units	Total Com.	Total New Com.	Not Start.	Under Const.	Total Avail.	Area Avail. (hect)
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SO001 Brook Lea	13/09/0396 Full: Erection of detached dwellinghouse	1	0	0	1	0	1	0.052
Colne Road								Windfall - Full Permission Expires: 09/11/2012

TN021	Empress Mill	13/06/0519	Erect 15 dwellings (amended house types) plus conversion of mill to form town houses (13/05/0565P) (PLEASE NOTE that incorrect counting in 2006/07 and 2007/08 has lead to incorrect completions being recorded - the new	34	17	0	17	0	17	0.467
	Hollin Hall									

Windfall - Amended Scheme  
Expires: 13/10/2009

TN030 Herders Inn	13/04/0572 Conversion and extension of former PH to form 2 houses	2	1	0	1	0	1	0.184
Lancashire Moor Road								existing dwelling (Sub Division) Expires: 24/09/2009

TN038	Great Thorn Edge Farm	13/05/0359	Convert barn to two dwellings and demolition of farm buildings	2	0	0	2	0	2	0.086
	Wycoller Road									
									Barn Conversion Expires: 05/07/2010	

TN039 Oak House Farm	13/05/0665 Extend farmhouse into barn and use barn and outbuilding as dwelling house	1	0	0	1	0	1	0.336
Wycoller Road								Barn Conversion Expires: 17/10/2010

**Total Area Available (hectares)** 29.31378



## **APPENDIX 2**

### **COMPLETIONS SCHEDULE (1<sup>st</sup> April 2009 - 31<sup>st</sup> March 2010)**

**APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2009 - 31st Mar 2010)**

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Total New Com.	Density (dph)	Dwelling Type
							Classification

**Barnoldswick**

BK040	Springs Farm  Esp Lane	13/07/0504	Full: Conversion of existing barn to 3 bed dwelling	1	1	35.7	House/Bungalow  PDB
BK049	18-20  Church Street	13/04/0329	Form 1 no additional dwelling	1	1	125.0	House/Bungalow  PDA
BK059	Mill Street Garage  Mill St	13/05/0214	Change of use from garage to dwelling	1	1	22.7	House/Bungalow  PDA
BK071	7-9 Bank Buildings  Bank Buildings	13/08/0133	Change of use of bedsits (5) into four self contained apartments and external alterations	3	3	157.9	Flat/Masionnette  PDA
BK075	64  Esp Lane	13/09/0016	Full: attach conservatory and convert garage to dwelling	1	1	35.7	House/Bungalow  PDA

*Total for Barnoldswick***7****Barrowford**

BD043	319 Gisburn Road  Gisburn Road	13/08/0254	(Re-submission) Conversion and extension of outbuilding to create a dwelling	1	1	25.0	House/Bungalow  PDA
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*Total for Barrowford***1**

**APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2009 - 31st Mar 2010)**

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Total New Com.	Density (dph)	Dwelling Type
							Classification

**Colne**

CE002C	60-68 Stonebridge Terrace  Windy Bank			-4	-4	0.0	PDA
CE090	The Old School House  Skipton Old Road	13/08/0653	Erection of dwelling (Revision of Application 13/08/0008P)	1	1	10.4	House/Bungalow PDA
CE106	Far Laithe Farm  Coal Pit Lane	13/07/0593	Reserved Matters: Erection of two storey agricultural workers dwelling with attached double garage	1	1	8.5	House/Bungalow Greenfield
CE117	2  Varley Street	13/09/0324	Full: (Retrospective) Change of use from residential care home (C2) to dwelling house (C3).	1	1	62.1	House/Bungalow PDA

*Total for Colne*

-1

**Kelbrook**

KK014	Rear of 28 Main Street  Main Street	13/07/0918	Full: Erection of detached dwelling and garage block	1	1	17.5	House/Bungalow PDA
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*Total for Kelbrook*

1

**APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2009 - 31st Mar 2010)**

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Total New Com.	Density (dph)	Dwelling Type
							Classification

**Nelson**

NN003C	Bradley Clearance Area  Giles Street			-36	-36	0.0	
NN004C	Bradley Clearance Area  Cooper Street			-15	-15	0.0	
NN063	157-159 Leeds Road  Leeds Road	13/07/0629	Full: Change of use of first floor from office (A2) to single flat (C3).	1	1	125.0	Flat/Masionnette PDA
NN074	42  Albert Street	13/08/0615	Change of use from office to C3 dwelling (reg 4)	1	1	86.2	House/Bungalow PDA
NN076	113-115  Barkerhouse Road	13/09/0003	Subdivide one dwelling into two dwellings	1	1	43.5	House/Bungalow PDA
NN077	113  Manchester Road	13/09/0007	Change of use from offices to dwellinghouse (C3)	1	1	7.8	House/Bungalow PDA
NN081	74-76  Castle Street	13/09/0480	Full: Change of use from one dwelling house into two (Retrospective).	1	1	68.0	House/Bungalow PDA
NN082	75  Every Street	13/09/0479	Full: Change of use from office to a dwellinghouse.	1	1	131.6	House/Bungalow PDA
NN083	Laurel Bank House  Carr Road	13/09/0115	Full: Subdivision of dwellinghouse to form dwellinghouse and basement flat.	1	1	9.8	Flat/Masionnette PDA

*Total for Nelson***-44****Roughlee**

RE005	Pendle Valley Farm	13/07/0349	To erect an agricultural workers dwelling in field No. 0026	1	1	34.6	House/Bungalow Greenfield
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*Total for Roughlee***1**



**APPENDIX 2 - COMPLETIONS SCHEDULE (1st Apr 2009 - 31st Mar 2010)**

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Total New Com.	Density (dph)	Dwelling Type
							Classification

*Total net completions for whole Borough on sites fully completed* -35



## **APPENDIX 3**

**EXPIRIES**  
**(1<sup>st</sup> April 2009 - 31<sup>st</sup> March 2010)**

**APPENDIX 3 - EXPIRIES (1st April 2009 - 31st March 2010)**

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Expiration Date	Dwelling Type
						Classification

**Barley**

BY006	Foot House Gate Farm	13/04/0944	Repair and adaptation of redundant barn to form ancilliary residential accommodation	1	14/12/2009	House/Bungalow PDB
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*Total for Barley*

1

**Barnoldswick**

BK037	Hope Technology, Coates New (Hope) Mill Skipton Road	13/06/0771	The development proposed is demolition of existing mill and construction of 21 no. three storey townhouses with associated highway works. (NOTE: Demolition has	21	31/10/2009	House/Bungalow PDA
BK038	Manor House Farm Brogden Lane	13/03/0149	Barn to single dwelling	1	09/05/2008	House/Bungalow PDB

*Total for Barnoldswick*

22

**Barrowford**

BD038	Former Fountains Service Station Gisburn Road	13/03/0858	Erect 4 retail units at ground floor level, 19 residential units at 1st & 2nd floor level with covered parking to rear.	19	22/02/2010	Flat/Masionnette PDA
BD041	Former First Floor Members Club Sandy Lane	13/06/0212	Convert first floor to flat; erect garage; enclose forecourt.	1	17/05/2009	Flat/Masionnette PDA

*Total for Barrowford*

20

**Blacko**

BO012	Admergill Farm Gisburn Road	13/04/0176	Conversion of barn and cow shed to form 2 flats	2	06/08/2009	Flat/Masionnette PDB
BO014	Heights House Farm Wheathead Lane	13/04/0634	Convert farm buildings to 2 dwellings (Please note previously stated as one additional dwellings but the application is actually for two new additional dwellings.)	2	30/09/2009	House/Bungalow PDA

*Total for Blacko*

4

**APPENDIX 3 - EXPIRIES (1st April 2009 - 31st March 2010)**

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Expiration Date	Dwelling Type
						Classification

**Brierfield**

BR017	Land adjacent to 29 Moorside Avenue Moorside Avenue	13/06/0422	Erect bungalow	1	16/08/2009	House/Bungalow Greenfield
BR029	Lob Lane Mill Clitheroe Road	13/07/0573	Reserved Matters: Major: Convert canalside mill to 61 apartments; remove weaving shed and erect 38 houses (0.9 hect.)	99	12/12/2009	Combination PDA

*Total for Brierfield*

100

**Colne**

CE066	Land to North of Stonebridge Terrace	13/04/0241	Single detached dwelling	1	20/05/2009	House/Bungalow PDA
CE075	Temple Leathergoods 45 Shaw Street	13/04/0609	Change of use to form 4 no flats	4	20/09/2009	Flat/Masionnette PDA

*Total for Colne*

5

**Earby**

EY038	Former WMC Stoney Bank Road	13/04/0860	Conversion of builders yard and building to 2 no dwellings with garages to rear	2	09/12/2009	House/Bungalow PDA
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*Total for Earby*

2

**APPENDIX 3 - EXPIRIES (1st April 2009 - 31st March 2010)**

Site Ref.	Site Name and Address	App. No.	Permission	Total No. Units	Expiration Date	Dwelling Type
						Classification

**Nelson**

NN016	Former Joinery Works  Manchester Road	13/07/0495	Major: Reserved matters application for the construction of 27 houses and 25 apartments, closure of junction of Manchester Road and Kensington Street. access road and landscaping	47	04/09/2009	Combination PDA
NN018	Land to rear of  13 Queensgate	13/04/0379	Erection of dormer bungalow and double garage	1	07/09/2009	House/Bungalow PDA
NN021	Fort Vale Engineering Ltd, Parkfield Works  Brunswick Street	13/07/0740	Major: Reserved Matters: Erect 25 houses and 24 apartments	49	11/12/2009	Combination PDA
NN025	Russell Bros Ltd  Waidshouse Road	13/07/0867	Reserved Matters: 8 houses (1 detached, 2 pair semi-detached, 2 link detached, 3 townhouses) on former builders yard	8	15/01/2010	House/Bungalow PDA
NN054	Land Adjacent 145  Chapel Street	13/06/0485	Convert garage / workshop to two dwellings	2	11/06/2009	Flat/Masionnette PDA
NN058	Lomeshaye Bridge Mill  Bridge Mill Road	13/06/0814	Convert mill to use as 4 Apartments at third floor; 9 workspace units on first and second floor; cafe and meeting rooms at ground floor; erect canopy to front. skv lights to roof (Re-Submission)	4	07/03/2010	Flat/Masionnette PDA

*Total for Nelson*

111

**Salterforth**

SH009	Lane Ends Farm  Cross Lane	13/04/0592	Conversion of barn to form 2 dwellings	2	16/09/2009	House/Bungalow PDB
SH010	Sykes Laithe Barn  Earby Road	13/04/0664	Convert barn to dwelling	1	07/10/2009	House/Bungalow PDB

*Total for Salterforth*

3

**Total for whole Borough****268**

Planning & Building Control Services  
Planning Policy & Conservation  
Town Hall  
Market Street  
Nelson  
Lancashire  
BB9 7LG

Tel:	01282 661723
Fax:	01282 699463
Email	ldf@pendle.gov.uk
Website	www.pendle.gov.uk/planning



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please telephone us.

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آپ کے لئے زیادہ مفید ہو تو براے مہربانی ہمیں ٹیلیفون کریں۔



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